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Northleigh
County Hall
Chichester
West Sussex
PO19 1RH



Lead Local Flood Authority

Date 6th December 2024

Stephen Ashdown
Development Control
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Stephen,

RE: DM/23/2867 – Land East of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex

Thank you for your consultation on the above site, received on 14th November 2024. We have reviewed the application as submitted and wish to make the following comments.

This is an application for change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use.

As stated by MSDC Drainage and Flood Risk Team previously, and with reference to the Environment Agency's guidance on Flood risk assessments: applying for planning permission, a site-specific Flood Risk Assessment and Drainage Strategy are both required. It has not been adequately demonstrated that the application will not increase flood risk elsewhere, therefore the application is not in accordance with policy. Although linked with another application, this response only focuses on DM/23/2867. Due to the lack of information, we **object** to this application. We will review our objection when our comments have been adequately addressed.

Yours sincerely,

Eleanor Read
Flood Risk Management Team
FRM@westsussex.gov.uk

Annex

The following documents have been reviewed, which have been submitted to support the application;

Response letter to MSDC officer queries by Savills, 06.11.2024

Response report to representations made by consultees by Savills, October 2024